



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting 09/20/2022
Second Reading Ordinance for the City Council Meeting 10/11/2022

DATE: September 20, 2022

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6255 Interstate Highway 37

CAPTION:

Case No. 0822-02 Corpus Christi Capital Group, LLC (District 1): Ordinance rezoning property at or near 6255 Interstate Highway 37, located along the east side of Corn Products Road, south of Interstate Highway 37, and north of Leopard Street from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit.

SUMMARY:

The purpose of this rezoning is to allow for the conversion of a defunct hotel to workforce housing apartment units.

BACKGROUND AND FINDINGS:

The subject property is 6.82 Acres. To the north, properties are zoned “CG-2” General Commercial, with Commercial uses, and some vacant lots. To the south, “CG-2” General Commercial with commercial uses. To the east, “RS-6” Single-Family 6 District, with Low-Density Residential uses (Mobile Home community). To the west, “IL” Light Industrial with Light Industrial uses.

The proposal for the subject property is an adaptive reuse of a defunct hotel to workforce housing apartment units; studios and one-bedroom units. The requested Special Permit seeks to increase the maximum density to 360 units to correspond with the number of units of the former hotel and reduce the parking requirement to a ratio of 1:1. The Unified Development Code currently limits the following:

1. Density within the “CG-2” districts to 37 DU/Acre, which equals to a maximum density of approximately 250 dwelling units for the subject site.
2. The ratio of 1-1/2:1 for a one-bedroom apartment unit. The predominant type of tenant is single-vehicle households.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the

change of zoning.

Conformity to City Policy

The proposed rezoning is inconsistent with the Future Land Use Map, however, is consistent with many broader elements of the Comprehensive Plan. The Future Land Use Map proposes commercial uses.

Public Input Process

Number of Notices Mailed
37 within a 200-foot notification area
2 outside notification area

As of August 26, 2022:

In Favor	In Opposition
0 inside notification area	3 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.79% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet /Total square footage of all property in the notification area = Percentage of public opposition.

ALTERNATIVES:

1. Denial of the change of zoning from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

2. Planning Commission recommended approval of the change of zoning from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit on August 10, 2022

Vote Count:

For: 4
Opposed: 2
Absent: 3
Abstained: 0

3. Staff recommended approval of the change of zoning from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit on August 10, 2022.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report